142.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	801,400 /	801,400
USE VALUE:	801,400 /	801,400
ASSESSED:	801,400 /	801,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAI XIANG & CHU QIN
Owner 2:	
Owner 3:	
Street 1:	24 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SOLOMON NANCY N -
Owner 2:	-
Street 1:	24 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4430.000	359,100		442,300	801,400
Total Card	0.102	359,100		442,300	801,400
Total Parcel	0.102	359,100		442,300	801,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.71 | /Parcel: 447.71

Legal Description	User Acct
	92090
	GIS Ref
	GIS Ref
Entered Lot Size	Insp Date
Total Land:	03/03/18
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 142.0-0006-0007.0

!11037!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,100	0	4,430.	442,300	801,400		Year end	12/23/2021
2021	101	FV	338,100	0	4,430.	442,300	780,400		Year End Roll	12/10/2020
2020	101	FV	338,100	0	4,430.	442,300	780,400	780,400	Year End Roll	12/18/2019
2019	101	FV	279,100	0	4,430.	414,700	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	272,300	0	4,430.	342,800	615,100	615,100	Year End Roll	12/20/2017
2017	101	FV	272,300	0	4,430.	315,200	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	272,300	0	4,430.	287,500	559,800	559,800	Year End	1/4/2016
2015	101	FV	241,200	0	4,430.	282,000	523,200	523,200	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	11:47:25

LAST REV	
Date	Time
03/27/18	11:41:28
apro	

PAT ACCT. 11037

USER DEFINED

Prior Id # 1:	92090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON NANCY N	1481-92		11/20/2015		655,000	No	No		
MIRAGLIA PAUL J	1109-137		4/22/1993		214,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2018	Inspected	BS	Barbara S
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4430		Sq. Ft.	Site		0	80.	1.25	9									442,320						442,300	

Total AC/HA:	0.10170	Total SF/SM:	4430	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,320	Spl Credit		Total:	442,300

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23659217
Const Adj.:	0.98893857
Adj $ / SQ:	165.093
Other Features:	92314
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441169
Depreciation:	82057
Depreciated Total:	359111

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

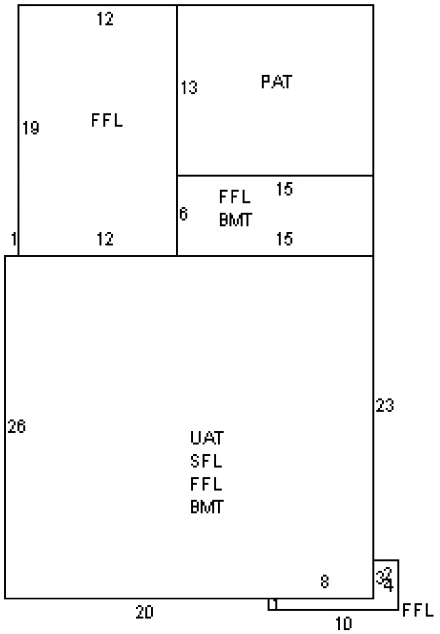
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.09
Special Features:	0	Val/Su Net:	120.30
Final Total:	359100	Val/Su SzAd	200.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,062	165.090	175,329
BMT	Basement	818	49.530	40,514
SFL	Second Floor	728	165.090	120,188
PAT	Patio	195	4.130	805
UAT	Upper Attic	182	66.040	12,019

Net Sketched Area:	2,985			Total:	348,855
Size Ad	1790	Gross Area	3531	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	